

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, March 8, 2006

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, March 8, 2006. In attendance were Chairman William Taylor, Fred Reiter, Paul Vernon and Gary Whelan. Engineers Joseph Mastronardo of Pennoni Associates, Inc. and James Fritsch of Regester Associates, Inc. and Richard Jensen, our Building Inspector/Code Enforcement Officer, were also in attendance.

CALL TO ORDER

The meeting was called to order at 7:40 P.M.

PUBLIC COMMENT - None

MINUTES

The Planning Commission (Reiter/Whelan) motioned and approved the Minutes of the February 8, 2006 meeting.

Ridge Associates

Matt Houtman, of G.D.Houtman and Son, Inc., along with Ross Unruh, Esquire, appeared on behalf of Ridge Associates. This applicant was asked by the Township to have an additional review by Jim Fritsch of Regester Associates, Inc. Mr. Fritsch is in agreement with and had no objection to any of the waiver requests. The Planning Commission (Whelan/Vernon) recommended that the Board of Supervisors approve the requested waivers from our Subdivision and Land Development Ordinance as described in G. D. Houtman and Son's review letter dated February 28, 2006 with one addition; i.e., Section 402, 507.B, 507.C and 502.C.17 and conditioned upon restricting access for the two lots with frontage on

two streets (Lots #23 and #24) from the cul-de-sac only. Mr. Houtman will contact Mr. Mastronardo to establish addresses for these homes.

DiSabatino Subdivision

Chester Diem, III, of Regester Associates, Inc. represented this Applicant for a minor lot line change. This Applicant had a previously approved application, but was dissatisfied with the location of the lot lines. Our Engineer, Mr. Mastronardo, was in agreement with the seven waiver requests that accompany this application. The Planning Commission (Vernon/Whelan) recommended that the Board of Supervisors approve this application including the waivers requested; i.e., Sections 402, 403, 404, 405.B.7, 405.C, 501.A.2, 507.B.

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Parkside Associates (Olde Ridge Village)

In an informal discussion, Dominic Pileggi explained that in 2004 Parkside Associates received land development approval, including a 5,800 square foot restaurant pad, for Olde Ridge Village. Since then they have entered into negotiations with Ethan Allen for a 12,000 square foot, two-story building (24,000 s.f. total). Jim Fritsch has not yet completed his review of this plan.

Chadds Ford Inn (Grace)

Michael Lyons, Esquire, introduced Stephen B. Woodward, of EDC Engineering Design Consultants, who outlined the latest revisions to this plan including a request for a waiver from storm water management. This new plan, dated 3/6/2006, will be reviewed by Mr. Mastronardo to determine what new non-conformities have been created.

ADJOURNMENT

Upon a motion and second (Reiter/Vernon) the meeting was adjourned at 8:50 P.M.

Gail G. Force, Secretary